

TO: Zoning Advisory Committee
FROM: Paul LeBlanc, AICP
DATE: May 22, 2015
SUBJECT: Summary of Changes for Review

The first installment of the new unified development ordinance for your review encompasses the zoning districts. Our intent was to eliminate extraneous districts that either aren't being used or could be consolidated with another district; to minimize overlap; provide a clear distinction relative to the purpose of each district and its allowed uses; and to support the comprehensive plan recommendations.

You will note several differences from the current ordinance:

- Number of districts has been reduced from 27 to 15 (see table on page 2). One reason for the reduction is that 7 of those districts do not appear to even be used (no land currently zoned); another 12 districts have been used very sparingly (spot zones).
- Residential districts, in particular, have been scaled down from 11 to 5.
- The number of commercial districts remains unchanged (3). However, the purpose and allowed uses of those districts are significantly different. One noteworthy change is the addition of a downtown core district.
- Industrial has been scaled back from two to one district.
- The MXU, Mixed Use District, is proposed to be changed significantly. In its place, we are proposing three individual mixed use districts, generally mirroring the node recommendations in the comprehensive plan. They differ in the types of uses allowed, the intensity and scale of development, and the permitted residential density.
- The planned neighborhood district, along with several others, has been removed. The availability of the various mixed use districts negates the need for PND.
- Currently, the Mixed Use District encompasses nearly half (48.1 percent) of all the land in the town. The next two most extensive zoning districts are Planned Neighborhood (13.3%) and R-10 (9.4%).

	Current Zoning District	Acreage	Percent
BASE DISTRICTS	GR: General Residential	87.4	0.8%
	GR-A: General Residential A	168.5	1.5%
	R-5: R5 Residential	180.4	1.6%
	R-10: R10 Residential	1,038.9	9.4%
	R-12: R12 Residential	12.8	0.1%
	R-15: R15 Residential	871.3	7.9%
	R-25: R25 Residential	527.8	4.8%
	RT-8: RT8 Residential	40.0	0.4%
	UD: Urban Development	2.6	0.0%
	PND: Planned Neighborhood Development	1,472.5	13.3%
	LC: Local Commercial	189.7	1.7%
	HC: Highway Commercial	565.3	5.1%
	LI: Light Industrial	18.9	0.2%
OVERLAYS	GI: General Industrial	571.9	5.2%
	MXU: Mixed Use	5,324.5	48.1%
	TOTAL	11,072	100.0%
	TC: Transitional	2.0	-
	RC: Resource Conservation	60.8	-
	TCHD: Tom Hall Corridor District	57.7	-
	Historic District	73.8	-
	COD: Corridor Overlay District	397.1	-
	COD-N: Corridor Overlay District N	404.0	-

The following table highlights the proposed districts and contrasts them with the districts in the current ordinance. Note that the current districts are color-coded to denote the extent to which they are or are not used. We have separated them into three categories: those for which a fairly significant amount of land is zoned, those which have only been applied to one or very few scattered properties (spot zones), and those that don't appear to be used at all (based on the current zoning map).

Zone Districts Comparison – Proposed and Current				
	Proposed		Current	
Category	Designation	District Name	Designation	District Name
Residential Districts	R-25	Low Density Single Family	R-25	One Family Residential
	R-10	Low/Moderate Density Single Family	R-15	One Family Residential
			R-12	One Family Residential
			R-10	One Family Residential
	R-5	Moderate Density Single Family	R-5	Residential
			MHP	Mobile Home Park
	RM-8	Medium Density Residential	RT-4	Residential
			RT-8	Residential
	RM-12	High Density Residential	RT-12	Residential
GR			General Residential	
GR-A			General Residential A	
Commercial Districts	LC	Local Commercial	LC	Local Commercial
	DC	Downtown Core	TC	Transitional Commercial
	GC	General Commercial	HC	Highway Commercial
Industrial District	LI	Light Industrial	LI	Limited Industrial
			GI	General Industrial
Mixed Use Districts	NMU	Neighborhood Mixed Use	MXU	Mixed Use Development
	CMU	Community Mixed Use		
	TOMU	Transit Oriented Mixed Use		
Overlay Districts	COD	Corridor Overlay	COD	Corridor Overlay
	COD-N	Corridor Node Overlay	COD-N	Corridor Node Overlay
	HPOD	Historic Preservation Overlay	RC	Resource Conservation
			SHPD	Scenic Highway Planned Development
			THCD	Thomas Hall Street Corridor
Planned Districts			PCD	Planned Cluster Development
			PND	Planned Neighborhood Development
Other Districts			HP	Historic Preservation
			MID	Municipal Improvement
			UD	Urban Development

Significant land area zoned
Spot zoned
Not used

Along with the changes to the districts, some changes to the dimensional requirements are proposed. Among the most significant of these are:

- The three single family districts (R-25, 15 and 5) allow for lot averaging, rather than uniform minimum lot sizes, to permit greater flexibility. Maximum density is established for all residential districts.
- The minimum lot size requirements for commercial districts have been increased for the LC and GC (formerly HC) districts. A size limit for commercial uses has also been proposed for the LC district to ensure the scale of development is consistent with the district purpose.
- Residential density and height limits have been increased within the new Downtown Core district.
- Minimum lot size and setback requirements have been proposed for the Industrial District. No such requirements are in place for the current LI and GI districts.

There are obviously many other differences between the proposed and current regulations. However, those listed here are the significant changes that might be expected to generate discussion. I know this is a lot to digest but, if you review the draft articles prior to our meeting and come prepared to offer comments and ask questions, we can get through the material.

As you review these articles, give particular attention to:

- Districts – Are these the right districts? Does the purpose statement accurately reflect the intent? Are other districts needed?
- Uses – Do the allowed uses conform to the district purpose statement? Are there uses listed as “conditional” that should be “permitted” or vice versa? Are there uses allowed in a district that shouldn’t be or vice versa?
- Dimensional Requirements – Are the heights, setbacks and densities appropriate?

I look forward to our first review meeting on June 10. Thank you for your assistance.